

**PB# 96-26**

**SIPKO AND GOOD**

**61-1-14.1 & 17.2**

Approved 2/18/97

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12553

# General Receipt

15935

Oct 15 1996

Received from Harry B. Good \$500<sup>00</sup>

Fifty 00/100 DOLLARS

For P.B. #96-26 Application fee

DISTRIBUTION:

FUND	CODE	AMOUNT
Ck #1 2652		50 <sup>00</sup>

By Dorothy H. Hansen

Town Clerk

TITLE

WILKINSON LAW BOOK CO. VICTOR NY 14564

Wilson Jones • Carbonless • S1842-WCL Duplicate • S1844-WCL Triplicate

MADE IN U.S.A.  
© Wilson Jones, 1989

DATE October 11, 1996 RECEIPT NUMBER 96-26  
RECEIVED FROM Harry & Josephine Good  
Address 126 Lake Rd. - New Windsor, N.Y. 12553  
Three Hundred 00/100 DOLLARS \$300.00  
FOR Escrow - 2 Lots @ \$150.00 ea. (Subdivision)

ACCOUNT		HOW PAID	
BEGINNING BALANCE	300 00	CASH	
AMOUNT PAID	300 00	CHECK	#2653
BALANCE DUE	- 0 -	MONEY ORDER	

P. Zappalo  
BY Theresa Hansen, Secy to the P.B.

Wilson Jones • Carbonless • S1842-WCL Duplicate • S1844-WCL Triplicate

Planning Board

Town Hall

555 Union Ave.  
New Windsor, N.Y. 12553

MADE IN U.S.A.  
© Wilson Jones, 1989

DATE 2/18/97 RECEIPT NUMBER 96-26  
RECEIVED FROM Harry B. Good  
Address 126 Lake Rd. - Salisbury Mills, N.Y.  
Eleven 00/100 DOLLARS \$11.00  
FOR Addition to escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	11 00	CASH	
AMOUNT PAID	11 00	CHECK	#2743
BALANCE DUE	- 0 -	MONEY ORDER	

P. Zappalo  
BY Theresa Hansen, Secretary

WCL Triplicate

DATE 2-18-97 RECEIPT NUMBER 91-21

CK # 2652	5000

Town Clerk  
TITLE

Wilson Jones Carbonless - S1642-WCL Duplicate - S1644-WCL Triplicate

MADE IN U.S.A.  
© Wilson Jones, 1988

DATE October 11, 1996 RECEIPT NUMBER 96-26  
RECEIVED FROM Harry & Josephine Hood  
Address 126 Lake Rd - New Windsor, N.Y. 12553  
Three Hundred 00/100 DOLLARS \$300.00  
FOR Escrow - 2 Lots @ \$150.00 ea. (Subdivision)

ACCOUNT		HOW PAID	
BEGINNING BALANCE	300.00	CASH	
AMOUNT PAID	300.00	CHECK	#2653
BALANCE DUE	- 0 -	MONEY ORDER	

P. Zappolo  
Theresa Mason, Sec to the P.B.

Wilson Jones Carbonless - S1642-WCL Duplicate - S1644-WCL Triplicate

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© Wilson Jones, 1988

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12553

DATE 2/18/97 RECEIPT NUMBER 96-26  
RECEIVED FROM Harry B. Hood  
Address 126 Lake Rd - Salisbury Mills, N.Y.  
Eleven 00/100 DOLLARS \$11.00  
FOR Addition to escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	11.00	CASH	
AMOUNT PAID	11.00	CHECK	#2743
BALANCE DUE	- 0 -	MONEY ORDER	

P. Zappolo  
Theresa Mason, Secretary

Wilson Jones Carbonless - S1642-WCL Duplicate - S1644-WCL Triplicate

MADE IN U.S.A.  
© Wilson Jones, 1988

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12553

DATE 2-18-97 RECEIPT NUMBER 96-26  
RECEIVED FROM Harry B. Hood  
Address 126 Lake Rd - Salisbury Mills  
Five Hundred 00/100 DOLLARS \$500.00  
FOR 1 Lot recreation fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	500.00	CASH	
AMOUNT PAID	500.00	CHECK	#2751
BALANCE DUE	- 0 -	MONEY ORDER	

P. Zappolo  
Theresa Mason, Secretary

496-8278

1/16/97  
O.K. per Mark E.  
Eng. fee  
191.50

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12553

## General Receipt

16144

Feb. 20 1997

Received from Harry B. Good \$ 260.00  
Two Hundred sixty 00/100 DOLLARS

For P.B. # 96-26

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 2750		260.00

By Dorothy H. Hansen

Town Clerk

TITLE

Map Number 34-97

Section 61 Block 1 Lot 14.1

City [ ]  
Town [x]  
Village [ ]

New Windsor

Title: Sipko <sup>17.2</sup> & Good

Dated: Oct. 28, 1996 (Revised) Filed: Feb. 21, 1997

Approved by Edward Stent

on 2-18-97

Record Owner Sipko, William

Good, Harry

**JOAN A. MACCHI**  
Orange County Clerk

96-26

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/20/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 96-26

NAME: SUBDIVISION - SIPKO, WILLIAM & GOOD, HARRY  
APPLICANT: SIPKO & GOOD

---DATE---	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/18/97	PLANS STAMPED	APPROVED
11/13/96	P.B. APPEARANCE	APPROVED
10/23/96	P.B. APPEARANCE	LA:ND WVE PH RETURN . MARK TO SEND TO T. BLMG GRVE. PHIL CROTTY TO REVIEW DEEDS . NEED NOTE ON PLAN RE: REMOVAL OF BARN - NEXT MEETING IF
10/02/96	WORK SESSION APPEARANCE	SUBMIT
08/21/96	WORK SESSION APPEARANCE	RETURN
03/06/96	WORK SESSION APPEARANCE	RETURN

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/18/97

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 96-26

NAME: SUBDIVISION - SIPKO, WILLIAM & GOOD, HARRY  
APPLICANT: SIPKO & GOOD

DATE	DESCRIPTION	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
10/13/96	REC. CK. #2653	PAID		300.00	
10/23/96	P.B. ATTY. FEE	CHG	35.00		
10/23/96	P.B. MINUTES	CHG	40.50		
11/13/96	P.B. ATTY. FEE	CHG	35.00		
11/13/96	P.B. MINUTES	CHG	9.00		
01/23/97	P.B. ENGINEER	CHG	191.50		
02/18/97	REC. CK. #32743	PAID		11.00	
		TOTAL:	311.00	311.00	0.00



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/20/97

PAGE:

LISTING OF PLANNING BOARD FEES  
RECREATION

FOR PROJECT NUMBER: 96-26

NAME: SUBDIVISION - SIPKO, WILLIAM & GOOD, HARRY

APPLICANT: SIPKO & GOOD

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	---AMT-PAID	---BAL-[-
01/27/97	1 LOT RECREATION FEE	CHG	500.00		
02/18/97	REC. CK. #2751	PAID		500.00	
		TOTAL:	500.00	500.00	0.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/20/97

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 96-26

NAME: SUBDIVISION - SIPKO, WILLIAM & GOOD, HARRY  
APPLICANT: SIPKO & GOOD

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	--AMT-PAID	--BAL-DUE
01/27/97	SUB. APPROVAL FEES	CHG	260.00		
02/18/97	REC. CK. #2750	PAID		260.00	
		TOTAL:	260.00	260.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/13/96

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 96-26

NAME: SUBDIVISION - SIPKO, WILLIAM & GOOD, HARRY  
APPLICANT: SIPKO & GOOD

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	11/06/96	MUNICIPAL HIGHWAY	11/12/96	APPROVED
REV1	11/06/96	MUNICIPAL WATER	11/12/96	APPROVED
REV1	11/06/96	MUNICIPAL SEWER	/ /	
REV1	11/06/96	MUNICIPAL FIRE	11/12/96	APPROVED
ORIG	10/11/96	MUNICIPAL HIGHWAY	10/18/96	APPROVED
ORIG	10/11/96	MUNICIPAL WATER	10/16/96	APPROVED
ORIG	10/11/96	MUNICIPAL SEWER	11/06/96	SUPERSEDED BY REV1
ORIG	10/11/96	MUNICIPAL FIRE	10/23/96	APPROVED

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00 *Pl*

ESCROW:

RESIDENTIAL:

     LOTS @ 150.00 (FIRST 4 LOTS).....\$           

     LOTS @ 75.00 (ANY OVER 4 LOTS).....\$           

COMMERCIAL:

     LOTS @ 400.00 (FIRST 4 LOTS).....\$           

     LOTS @ 200.00 (ANY OVER 4 LOTS).....\$           

TOTAL ESCROW DUE....\$           

\*\*\*\*\*

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL .....\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 100.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$           

TOTAL SUBDIVISION APPROVAL FEES.....\$ 260.00 *①*

\*\*\*\*\*

RECREATION FEES:

  1   LOTS @ \$500.00 PER LOT .....\$ 500.00 *②*

\*\*\*\*\*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ 311.00

PLANNING BOARD ATTORNEY FEES.....\$           

MINUTES OF MEETINGS.....\$           

OTHER.....\$           

*③*  
\$ 11.00  
Due

\*\*\*\*\*

PERFORMANCE BOND AMOUNT.....\$           

4% OF ABOVE AMOUNT.....\$           

ESTIMATE OF PRIVATE IMPROVEMENTS: \$           

2% OF APPROVED COST ESTIMATE:.....\$             
(INSPECTION FEE)

AS OF: 01/24/97

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWMIN - TOWN OF NEW WINDSOR

TASK: 96- 26

FOR WORK DONE PRIOR TO: 01/24/97

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	DOLLARS		
										EXP.	BILLED	BALANCE
96-26	95838	03/06/96	TIME	NJE	WS	GOOD L/L	70.00	0.40	28.00			
96-26	14008	10/02/96	TIME	NJE	WS	GOOD/SIPKO	70.00	0.40	28.00			
96-26	15168	10/23/96	TIME	MCK	CL	SIPKO-GOOD RVM COMM	25.00	0.50	12.50			
96-26	16048	10/23/96	TIME	NJE	MC	SIPKO/GOOD	70.00	0.40	28.00			
96-26	16094	10/31/96	TIME	NJE	MC	GOOD/SIPKO	70.00	0.20	14.00			
96-26	17054	11/13/96	TIME	NJE	MM	SIPKO L/L FINAL APPL	70.00	0.10	7.00			
96-26	17309	11/13/96	TIME	MCK	CL	SIPKO-MEMO	25.00	0.50	12.50			
96-26	17311	11/13/96	TIME	MCK	CL	SIPKO-COMMENTS	25.00	0.50	12.50			
96-26	18446	11/13/96	TIME	NJE	MC	SIPKO	70.00	0.40	28.00			
									170.50			
96-26	19671	11/30/96				BILL 96-861 12/12/96					-170.50	
											-170.50	
96-26	22206	01/16/97	TIME	NJE	MC	GOOD/SIPKO	70.00	0.30	21.00			
TASK TOTAL									191.50	0.00	-170.50	21.00
GRAND TOTAL									191.50	0.00	-170.50	21.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/13/96

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 96-26

NAME: SUBDIVISION - SIPKO, WILLIAM & GOOD, HARRY  
APPLICANT: SIPKO & GOOD

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	10/11/96	EAF SUBMITTED	10/11/96	W/APPLICATION
ORIG	10/11/96	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	10/11/96	LEAD AGENCY DECLARED	10/23/96	TOOK LEAD AGENCY
ORIG	10/11/96	REQUEST FOR INFORMATION	/ /	
ORIG	10/11/96	DECLARATION (POS/NEG)	10/23/96	DECL. NEG DEC.



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

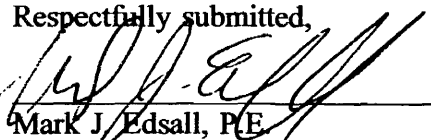
- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**REVIEW NAME:** SIPKO/GOOD LOT LINE CHANGE/MINOR SUBDIVISION  
**PROJECT LOCATION:** LAKE ROAD  
SECTION 61-BLOCK 1-LOTS 14.1 AND 17.2  
**PROJECT NUMBER:** 96-26  
**DATE:** 13 NOVEMBER 1996  
**DESCRIPTION:** THE APPLICATION INVOLVES THE SUBDIVISION OF LOT 17.2 INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS, FOLLOWED BY A LOT LINE CHANGE WITH ADJOINING TAX LOT 14.1. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 23 OCTOBER 1996 PLANNING BOARD MEETING.

1. As previously noted, the plan appears to comply with the minimum bulk requirements for the R-4 Zone. The bulk table on the plan has been corrected, as previously requested.
2. The Applicant has submitted a metes and bounds description for a proposed road dedication for that portion of Lake Road incorporated in the current Sipko deeds. I have reviewed this description, same appears acceptable, and I will be forwarding this to the Town Attorney for appropriate action.
3. At this time I am aware of no reason why the Planning Board could not consider this application for final approval.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer  
MJE mk  
A:SIPKO2.mk

SIPKO & GOOD LOT LINE CHANGE & SUBDIVISION (96-26) LAKE ROAD

Mr. Scott Buchholz appeared before the board for this proposal.

MR. BUCHHOLZ: My name is Scott Buchholz from Roger Ferris' office. Last time I was here, I addressed all the planning board problems that you generated at that time.

MR. LANDER: Did we get the road dedicated yet?

MR. BUCHHOLZ: Yes, it's on there and metes and bounds was sent in, description was sent in to the town.

MR. PETRO: I have it here.

MR. EDSALL: Scott, real short comments.

MR. PETRO: We have highway approval on 11/12/96 and fire approval on 11/12/96 and water approval on 11/12/96.

MR. LUCAS: Wasn't there something contingent about taking the barn down or something?

MR. BUCHHOLZ: Yes, I have a note here.

MR. LANDER: Was there a time, did we set a time limit on that?

MR. BUCHHOLZ: Yes, frame barn shown on tax lot 14.1 to be removed on or before November 13, 1997.

MR. EDSALL: Road description I have checked and it's fine, I have sent that over to Phil Crotty and at this point, I'm aware of nothing else that is outstanding.

MR. PETRO: What about Blooming Grove?

MR. EDSALL: Blooming Grove, I spoke with Dan and I spoke with the secretary to the planning board who indicated that she believed they had no reason why they would be concerned about it, board had not made any



formal response. I did explain to her that the proposed lot line change was occurring internal to the subdivision, not near the town line and in fact the lot that was being created was effectively a lot that could be construed already exists based on the creation of the split by the town road, so I don't believe that they have any reason to be concerned.

MR. PETRO: We can take action, make it subject to the town accepting the road dedication, if they don't except it, then we have a problem.

MR. EDSALL: It's a town road by use already so the history of the town has always been when a road is there we just go through the formality of taking the dedication so there's a paper trail but I don't think you need to.

MR. PETRO: We have all the approvals, we took lead agency, we took negative dec and we waived public hearing at the last meeting. Is there anything else? I'll take a motion.

MR. STENT: Grant final approval to the Sipko & Good lot line change on Lake Road.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the Town of New Windsor Planning Board grant final approval to the Sipko Good lot line change minor subdivision on Lake Road. Is there any further discussion from the board members? If not, roll call.

#### ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE



# This Indenture,

Made the 23rd day of  
December Nineteen Hundred and Ninety-Six

Between  
WILLIAM J. SIPKO and SUSAN E. SIPKO (Husband and Wife)  
R.D. #1, Lake Road  
Salisbury Mills, New York 12577

parties of the first part, and

TOWN OF NEW WINDSOR, a municipal corporation having an office at  
555 Union Avenue  
New Windsor, New York 12553

parties of the second part,

Witnesseth, that the parties of the first part, in consideration of  
TEN & 00/100-----Dollar (\$10.00 )

lawful money of the United States,  
paid by the parties of the second part, do hereby grant and release unto the  
parties of the second part, their heirs and assigns forever, all

ALL THAT CERTAIN LOT PIECE OR PARCEL OF LAND SITUATE, lying and  
being in the Town of New Windsor, County of Orange and State of  
New York and being shown as the Road Dedication Parcel on a map  
entitled "Lot Line Change & Subdivision of Property for Sipko &  
Good" recorded in the Orange County Clerk's Office under  
\* to be \* and being more  
\* filed \* accurately bounded and described as follows:

BEGINNING at a point in the centerline of Lake Road, in the  
southwesterly most corner of the lands of Sipko; thence from  
said point or place of beginning and along the centerline of Lake  
Road the following four (4) courses and distances: 1) North 24  
degrees 59 minutes 25 seconds East a distance of 88.84 feet to a  
point; 2) North 24 degrees 33 minutes 46 seconds East a distance  
of 90.48 feet to a point; 3) North 23 degrees 46 minutes 55  
seconds East a distance of 122.81 feet to a point; 4) North 22  
degrees 37 minutes 22 seconds East a distance of 12.88 feet to a  
point; thence, North 64 degrees 28 minutes 06 seconds West a  
distance of 25.83 feet to an iron pin set in the proposed  
westerly line of Lake Road; thence along the westerly line of  
proposed Lake Road the following three courses and distances: 1)  
North 22 degrees 37 minutes 22 seconds East a distance of 52.77  
feet to a point; 2) North 23 degrees 17 minutes 42 seconds East a  
distance of 79.64 feet to a point; 3) North 24 degrees 51 minutes  
47 seconds East a distance of 130.64 feet to an iron pin set;  
thence South 73 degrees 40 minutes 05 seconds East a distance of  
25.28 feet to a point in the centerline of Lake Road; thence  
along the centerline of Lake Road South 24 degrees 51 minutes 47  
seconds West a distance of 55.86 feet to a point; thence, South  
65 degrees 11 minutes 08 seconds East a distance of 25.80 feet to  
an iron pin set the proposed easterly line of Lake Road; thence  
along the easterly line of Lake Road the following six (6)  
courses and distances: 1) South 24 degrees 51 minutes 47 seconds  
West a distance of 77.87 feet to a point; 2) South 23 degrees 17  
minutes 42 seconds West a distance of 78.67 feet to a point; 3)  
passing through an iron pin set at 64.21 feet, South 22 degrees  
37 minutes 22 seconds West a distance of 66.88 feet to a point;  
4) South 23 degrees 46 minutes 55 seconds West a distance of  
122.43 feet to a point; 5) South 24 degrees 33 minutes 46 seconds  
West a distance of 90.74 feet to a point; 6) South 24 degrees 59  
minutes 25 seconds West a distance of 84.88 feet to a set iron  
pin; thence, North 72 degrees 36 minutes 53 seconds West a  
distance of 25.22 feet to the point or place of beginning and  
containing 0.452 acres of land, more or less, as surveyed by  
Roger J. Ferris Engineering and Land Surveying, P.C. Middletown,  
New York on September 28, 1996.

B: DESCRIPTION  
SIPKO. NV

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

Do here and is hold the premises herein granted unto the parties of the second part, their heirs and assigns forever.

And the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever.

And That, in Compliance with Sec. 18 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the parties of the first part have hereunto set their hand and seal the day and year first above written.

In Presence of

*William J. Sipko*  
WILLIAM J. SIPKO  
*Susan E. Sipko*  
SUSAN E. SIPKO

State of New York } On this 23rd day of December  
County of ORANGE } Nineteen Hundred and Ninety-Six  
before me, the subscriber, personally appeared

WILLIAM J. SIPKO AND SUSAN E. SIPKO

to me personally known and known to me to be the same persons described in and who executed the within instrument, and they acknowledged to me that they executed the same.

*James Casazza*  
NOTARY PUBLIC

JAMES CASAZZA  
NOTARY PUBLIC, State of New York  
No. 4674675  
Qualified in Orange County  
Commission Expires March 30, 1997

Accepted by the Town Board of the  
Town of New Windsor on the  
3rd day of January, 1997.

*[Signature]*  
Supervisor

**Ad**

Devermont Assessor General with Lien Orchest

TO

Dated.

19

RESULTS OF P.B. MEETING

DATE: November 13, 1996

PROJECT NAME: Lipids & Hood PROJECT NUMBER 96-26

\*\*\*\*\*

LEAD AGENCY: \_\_\_\_\_ \* NEGATIVE DEC: \_\_\_\_\_  
 \*  
 M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ \* M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_  
 \*

CARRIED: YES \_\_\_\_\_ NO \_\_\_\_\_ \* CARRIED: YES: \_\_\_\_\_ NO \_\_\_\_\_  
 \*

\*\*\*\*\*

PUBLIC HEARING: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

WAIVED: YES \_\_\_\_\_ NO \_\_\_\_\_

SEND TO OR. CO. PLANNING: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ YES \_\_\_\_\_ NO \_\_\_\_\_

SEND TO DEPT. OF TRANSPORT: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ YES \_\_\_\_\_ NO \_\_\_\_\_

DISAPP: REFER TO Z.B.A.: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ YES \_\_\_\_\_ NO \_\_\_\_\_

RETURN TO WORK SHOP: YES \_\_\_\_\_ NO \_\_\_\_\_

APPROVAL:

M) S U VOTE: A 5 N 0 APPROVED: 11-13-96

M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ APPR. CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: YES \_\_\_\_\_ NO \_\_\_\_\_

DISCUSSION/APPROVAL CONDITIONS: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4630  
Fax: (914) 563-4693

## OFFICE OF ATTORNEY FOR TOWN

January 13, 1997

James Casazza, Esq.  
19 South Street  
Washingtonville, N. Y. 10992

Re: Deed-Sipko to Town of New Windsor  
Section 61 - Block 1 - Lot 17.2

Dear Mr. Casazza:

Please be advised that the Town Board of the Town of New Windsor authorized the acceptance of the above-entitled deed at the 01/08/97 Town Board meeting. I have enclosed herewith a copy of the deed which original is being forwarded to the Orange County Clerk's Office for recording.

Very truly yours,

Philip A. Crotty (PAC)  
Attorney for the Town

/pab

Enclosure

cc: Mark J. Edsall, P. E.  
Michael Babcock, B. I.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4630  
Fax: (914) 563-4693

## OFFICE OF ATTORNEY FOR TOWN

November 26, 1996

James Casazza, Esq.  
19 South Street  
Washingtonville, N. Y. 10992

**Re: Deed: Portion of Lake Road in the Town of New Windsor**

Dear Mr. Casazza:

I have received a copy of the "Sipko Road Dedication Description" from Robert J. Ferris, L.S. It has been approved by the Engineer for the Planning Board, Mark Edsall, P. E.

At this time I need a deed prepared from the property owner to the Town of New Windsor. The Real Property Transfer Gains Tax Affidavit must also be prepared, executed and submitted.


Upon receipt of the deed and the affidavit, I shall submit them to the Town Board for acceptance, and then forward the instruments out to the Orange County Clerk's Office for recording.

The approval for the subdivision shall not be granted until the deed is received.

If you have any questions please do not hesitate to call.

Thank you for your cooperation.

Very truly yours,

  
Philip A. Crotty  
Attorney for the Town

pac/pab  
cc: Supervisor Meyers  
Mark Edsall, P. E.  
Roger J. Ferris, L.S.

*1/6/97 - Per Patty - on 1/8/97 Agenda to accept the Deed*

SIPKO & GOOD - LOT LINE CHANGE & SUBDIVISION (96-26)  
LAKE ROAD

Mr. Scott Buchholz appeared before the board for this proposal.

MR. BUCHHOLTZ: I work for Roger Ferris. Basically what we have here is a lot line change. Mr. Sipko who owns lot 2 and lot 1, he has a house on lot 2, okay, and then there's the Good property, Good is the tax lot 14.1 and what Mr. Good wants to do is he wants to acquire land in front of his house. As you can see there's a line that says lot line to be deleted.

MR. LANDER: Not yet. Where are we--

MR. BUCHHOLTZ: This is Good's lot and this is where he owns to now and he has a right-of-way to get to his property and he wants to acquire this land from Mr. Sipko.

MR. PETRO: Show us again on the plan so the three of us can see.

MR. DUBALDI: Can you go over that again please, I'm sorry.

MR. BUCHHOLTZ: Mr. Sipko owns this, this, this and all this over here, Mr. Good owns this existing frame bi-level dwelling here and he wants to acquire the land in front of his house because all he has is a right-of-way to get to his property.

MR. LANDER: Do you see where the dashed lines are, it says paved driveway in front of the house that is the existing lot line.

MR. LANDER: We have a lot line that is in the middle of a town road.

MR. EDSALL: No.

MR. LANDER: What do you mean no, that is what it shows on here.

MR. BUCCHOLZ: We own the town road and we're going to dedicate that to the town, we're going to give it back to you.

MR. LANDER: So it is really not a town road.

MR. PETRO: You're talking about the polka dotted area on the map?

MR. LUCAS: How long has the road there, they don't own it?

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MR. EDSALL: It's a town road, I'm sure and there was probably not a formal dedication that occurred. That is why we're asking for it now.

MR. LANDER: We have got to get rid of this line here.

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MR. PETRO: Mark, on your note number 2, about the planning board taking lead agency, I see where we are right next to the Town of Blooming Grove, shouldn't we do a coordination letter with them at least let them know we're reviewing it?

MR. EDSALL: Send them a letter, ask if they have any comments, they really aren't an involved agency but we should notify them.

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MR. EDSALL: Yeah, I'll take care of that letter.



MR. PETRO: Okay. As far as the size of the lots, obviously there isn't any problem with the sizes that we're making one larger, you're eliminating the smaller one so I don't see any problem with that.

MR. EDSALL: Gentlemen, it's not only a lot line change but it's a subdivision as well. Basically, you have got right now if you look up at the location map on the upper right-hand corner of all of that crosshatched area is lot 17.2 with the exception of that small square portion that is marked 14.1. And they are splitting the parcel into the east and west side of Lake Road and then once they have accomplished that, that is when they are affecting the lot line change in front of lot 14.1 so it is a combination of both minor subdivision and lot line change.

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MR. PETRO: What's on the other, Scott, what's on the other side of this property and I'm thinking now in terms of the public hearing, all single family homes all around this property?

MR. BUCHHOLZ: Yes.

MR. BABCOCK: That last lot not to correct you the last lot there's a senior citizen type of elderly home, I don't even know what you'd really want to call it, but elderly people.

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MR. BABCOCK: The 17.1 on the, on the area map, look up on the area map.

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his driveway going to stay in the same spot?

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MR. DUBALDI	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I discussed earlier about the public hearing, we have single family homes around this, are we creating just one new home?

MR. BUCHHOLZ: Yes, we're creating one new residential lot.

MR. PETRO: Only one new home being created and it's on 2.164 acre parcel.

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MR. PETRO: Other than Beaver Dam Lake is here. Are both sewers at this point hooked up, is the existing framed dwelling hooked into the sewer at this point?

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MR. LANDER: Are we going to subdivide this down the road at some time? You do have over two acres of property here.

MR. PETRO: Any further subdivision planned at this time?

MR. BUCHHOLZ: Not at this time, I really don't think it's feasible for lot one to have any more, it's pretty steep, if you notice the topo and that is why we have a house close to the road so that there will be a minimum.

MR. PETRO: What's the frontage, Mike?

MR. BABCOCK: 35.

MR. EDSALL: Minimum road frontage.

MR. PETRO: Could they put another house next to the proposed dwelling?

MR. EDSALL: They have a 200 foot wide lot so theoretically they can split it in half, it would be very close.

MR. PETRO: If he can.

MR. EDSALL: He'd have to come back anyway.

MR. LANDER: Just a thought.

MR. PETRO: Motion for positive or negative dec?

MR. LANDER: So moved.

MR. PETRO: Which one?

MR. LANDER: Negative dec.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded for the Sipko and Good minor lot line change. Any further discussion from the board members?

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LUCAS: Just needs a letter from Blooming Grove, right?

MR. PETRO: Once we have that, come to the next meeting and if there's no objections or other input, I think we have gone over most of it. Mark, do you see any outstanding items?

MR. EDSALL: Other than Blooming Grove and making that correction to the bulk table, I really don't see this as being a big issue.

MR. BABCOCK: I have one question. The frame barn to be removed, are we going to discuss some time limit on that or--

MR. LANDER: Yeah.

October 23, 1996

24

MR. PETRO: Six months from the time of signing of the plans.

MR. BUCHHOLZ: I can check with Mr. Good tomorrow and find out what his time schedule is on that and I'll call you.

MR. BABCOCK: You'll be back to another meeting so you can maybe explain it to the board when you come back.

MR. LANDER: We're going to need that some kind of either on the map here or written statement to that effect.

MR. PETRO: Right.

MR. LANDER: Do we have a proxy from Mr. Sipko and Good?

MR. PETRO: Yes, we do.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** SIPKO-GOOD LOT LINE CHANGE/MINOR SUBDIVISION  
**PROJECT LOCATION:** LAKE ROAD  
SECTION 61-BLOCK 1-LOTS 14.1 AND 17.2  
**PROJECT NUMBER:** 96-26  
**DATE:** 23 OCTOBER 1996  
**DESCRIPTION:** THE APPLICATION INVOLVES THE SUBDIVISION OF LOT 17.2 INTO TWO (2) LOTS, FOLLOWED BY A LOT LINE CHANGE WITH ADJOINING TAX LOT 14.1. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The properties are located within the R-4 Zoning District of the Town. The required bulk information shown on the plan appears correct for the Zone and Use Group. To make the bulk information complete, values should be provided for minimum frontage, maximum height, minimum livable area, and maximum development coverage.

The "proposed" values for each of the three lots are provided. These values appear acceptable, with the exception of the values for Lot 1 which appear to require correction (the lot would appear to comply with minimum zoning requirements as depicted).

2. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
3. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
4. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

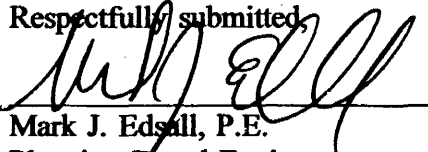


**TOWN OF NEW WINDSOR  
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PAGE 2**

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5. Current deeds for Lot 17.2 extend into Lake Road. The Applicant has indicated a road dedication parcel on the plan. Appropriate metes and bounds descriptions and related documents should be forwarded to the Town Attorney relative to this dedication parcel.
6. At this time, I am aware of no additional information which is required for this application, other than the corrections noted above.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:SIPKO.mk



ROGER J. FERRIS, P.L.S.  
JOSEPH E. SILBER, P.E.

## ROGER J. FERRIS

ENGINEERING & LAND SURVEYING P.C.  
16 ROBERTS STREET  
MIDDLETOWN, N.Y. 10940

TELEPHONES (914) 343-2511 FAX (914) 343-0441

SUBDIVISIONS  
LAND PLANNING  
PRESENTATIONS  
LAND SURVEYING

November 1, 1996  
File No. 96-1388

### Sipko Road Dedication Description

All that certain lot piece or parcel of land situate, lying and being in the Town of New Windsor, County of Orange and State of New York and being shown as the Road Dedication Parcel on a map entitled "Lot Line Change & Subdivision of Property for Sipko & Good" and filed in the Orange County Clerk's Office on \_\_\_\_\_ as map number \_\_\_\_\_ and being more accurately bounded and described as follows:

Beginning at a point in the centerline of Lake Road in the southwesterly most corner of the lands of Sipko; thence from said point or place of beginning and along the centerline of Lake Road the following four (4) courses and distances: 1) North 24 degrees 59 minutes 25 seconds East a distance of 88.04 feet to a point; 2) North 24 degrees 33 minutes 46 seconds East a distance of 90.48 feet to a point; 3) North 23 degrees 48 minutes 55 seconds East a distance of 122.01 feet to a point; 4) North 22 degrees 37 minutes 22 seconds East a distance of 12.88 feet to a point; thence, North 64 degrees 28 minutes 06 seconds West a distance of 25.03 feet to an iron pin set in the proposed westerly line of Lake Road; thence along the westerly line of proposed Lake Road the following three courses and distances: 1) North 22 degrees 37 minutes 22 seconds East a distance of 52.77 feet to a point; 2) North 23 degrees 17 minutes 42 seconds East a distance of 79.64 feet to a point; 3) North 24 degrees 51 minutes 47 seconds East a distance of 130.64 feet to an iron pin set; thence, South 73 degrees 40 minutes 05 seconds East a distance of

25.28 feet to a point in the centerline of Lake Road; thence along the centerline of Lake Road, South 24 degrees 51 minutes 47 seconds West a distance of 55.86 feet to a point; thence, South 65 degrees 11 minutes 00 seconds East a distance of 25.00 feet to an iron pin set the proposed easterly line of Lake Road; thence along the easterly line of Lake Road the following six (6) courses and distances: 1) South 24 degrees 51 minutes 47 seconds West a distance of 77.87 feet to a point; 2) South 23 degrees 17 minutes 42 seconds West a distance of 78.67 feet to a point; 3) passing through an iron pin set at 64.21 feet, South 22 degrees 37 minutes 22 seconds West a distance of 66.88 feet to a point; 4) South 23 degrees 48 minutes 55 seconds West a distance of 122.43 feet to a point; 5) South 24 degrees 33 minutes 46 seconds West a distance of 90.74 feet to a point; 6) South 24 degrees 59 minutes 25 seconds West a distance of 84.80 feet to a set iron pin; thence, North 72 degrees 36 minutes 53 seconds West a distance of 25.22 feet to the point or place of beginning and containing 0.452 acres of land, more or less, as surveyed by Roger J. Ferris Engineering and Land Surveying, P.C. Middletown, New York on September 20, 1996.

# RESULTS OF P.B. MEETING

DATE: 10-23-96

PROJECT NAME: Supko & 'Good L.L.C. & 'Sub. PROJECT NUMBER 96-26

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M) 5 S) LN VOTE: A 5 N 0

\* M) LN S) 5 VOTE: A 5 N 0

CARRIED: YES ☒ NO ☐

\* CARRIED: YES: ☒ NO ☐

\*\*\*\*\*

PUBLIC HEARING: M) 5 S) LN VOTE: A 5 N 0

WAIVED: YES ☒ NO ☐

SEND TO OR. CO. PLANNING: M) 5 S) LN VOTE: A 5 N 0 YES ☐ NO ☐

SEND TO DEPT. OF TRANSPORT: M) 5 S) LN VOTE: A 5 N 0 YES ☐ NO ☐

DISAPP: REFER TO Z.B.A.: M) 5 S) LN VOTE: A 5 N 0 YES ☐ NO ☐

RETURN TO WORK SHOP: YES ☐ NO ☐

APPROVAL:

M) 5 S) LN VOTE: A 5 N 0 APPROVED: ☐

M) 5 S) LN VOTE: A 5 N 0 APPR. CONDITIONALLY: ☐

NEED NEW PLANS: YES ☐ NO ☐

DISCUSSION/APPROVAL CONDITIONS: Send to Town of B.G. - Mark to do letter

Next meeting.

Barn to be removed within 6 mos. of approval.

Need Note on plan

Phil Crotty to review docs

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MR. LANDER: Are we going to subdivide this down the road at some time? You do have over two acres of property here.

MR. PETRO: Any further subdivision planned at this time?

MR. BUCHHOLZ: Not at this time, I really don't think it's feasible for lot one to have any more, it's pretty steep, if you notice the topo and that is why we have a house close to the road so that there will be a minimum.

MR. PETRO: What's the frontage, Mike?

MR. BABCOCK: 35.

MR. EDSALL: Minimum road frontage.

MR. PETRO: Could they put another house next to the proposed dwelling?

MR. EDSALL: They have a 200 foot wide lot so theoretically they can split it in half, it would be very close.

MR. PETRO: If he can.

MR. EDSALL: He'd have to come back anyway.

MR. LANDER: Just a thought.

MR. PETRO: Motion for positive or negative dec?

MR. LANDER: So moved.

MR. PETRO: Which one?

MR. LANDER: Negative dec.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded for the Sipko and Good minor lot line change. Any further discussion from the board members?

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LUCAS: Just needs a letter from Blooming Grove, right?

MR. PETRO: Once we have that, come to the next meeting and if there's no objections or other input, I think we have gone over most of it. Mark, do you see any outstanding items?

MR. EDSALL: Other than Blooming Grove and making that correction to the bulk table, I really don't see this as being a big issue.

MR. BABCOCK: I have one question. The frame barn to be removed, are we going to discuss some time limit on that or--

MR. LANDER: Yeah.

MR. PETRO: Six months from the time of signing of the plans.

MR. BUCHHOLZ: I can check with Mr. Good tomorrow and find out what his time schedule is on that and I'll call you.

MR. BABCOCK: You'll be back to another meeting so you can maybe explain it to the board when you come back.

MR. LANDER: We're going to need that some kind of either on the map here or written statement to that effect.

MR. PETRO: Right.

MR. LANDER: Do we have a proxy from Mr. Sipko and Good?

MR. PETRO: Yes, we do.

# MEMO

To: Town Planning Board

From: Town Fire Inspector

Subject: Sipko & Good Lot Line Change

Date: 12 November 1996

Planning Board Reference Number: PB-96-26

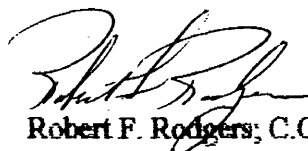
Dated: 6 November 1996

Fire Prevention Reference Number: FPS-96-054

A review of the above referenced subject lot line change was conducted on 7 November 1996.

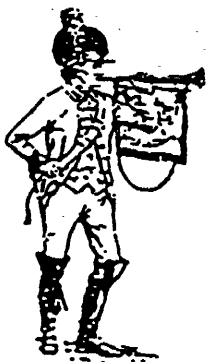
This lot line change is acceptable.

Plans Dated: 20 September 1996.



Robert F. Rodgers, C.C.A.

RFR/dh



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 26

DATE PLAN RECEIVED: RECEIVED NOV - 6 1996

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Sieko - Good \_\_\_\_\_ has been

reviewed by me and is approved ☒

disapproved ☐

~~If disapproved, please list reason~~ \_\_\_\_\_

There is no town water in this area.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
DATE

John R. D. O. - G. H. O.  
WATER SUPERINTENDENT

11-12-96  
DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

NOV 07 1996

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

**96 - 26**

PLANNING BOARD FILE NUMBER: \_\_\_\_\_

RECEIVED NOV - 6 1996

DATE PLAN RECEIVED: \_\_\_\_\_

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision ☒ \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

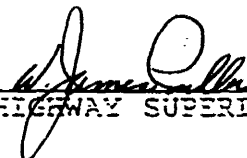
\_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_,

disapproved ☐ \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

 11/12/96  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



# MEMO

To: Town Planning Board

From: Town Fire Inspector

Subject: Sipko and Good Lot Line Change

Date: 23 October 1996

Planning Board Reference Number: PB-96-26

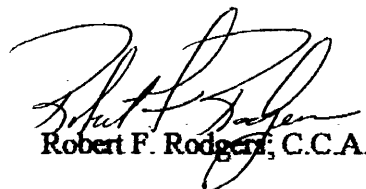
Dated: 12 October 1996

Fire Prevention Reference Number: FPS-96-050

A review of the above referenced subject lot line change was conducted on 21 October 1996.

This lot line change is acceptable.

Plans Dated: 20 September 1996.



Robert F. Rodgers, C.C.A.

RFR/dh



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~SEWER~~, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 26

DATE PLAN RECEIVED: RECEIVED OCT 12 1996

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Sigler & Good \_\_\_\_\_ has been

reviewed by me and is approved L \_\_\_\_\_,

~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason~~ \_\_\_\_\_

There is no town water in this area

HIGHWAY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

Steve Dill 10-16-96  
WATER SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

SANITARY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, ~~HIGHWAY~~

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

OCT 16 1996

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 96 - 26

DATE PLAN RECEIVED: RECEIVED OCT 12 1996

The maps and plans for the Site Approval ☒

Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been

reviewed by me and is approved ☒  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature] 10/18/96  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF

New Windsor

P/B # 96 - 26

WORK SESSION DATE:

2 Oct 96

APPLICANT RESUB.

REQUIRED:

Full App

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

Sipko & Good Y/C & M. & S. & G.

PROJECT STATUS: NEW

OLD

REPRESENTATIVE PRESENT:

Scott Bucholz

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- move house to driveway area

- metes & bounds for dedication.

10/23 agenda



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

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WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

1-3

TOWN/VILLAGE OF NEW WINDSOR P/B # 96--26

WORK SESSION DATE: 21 Aug 96 APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: Yes Full App Later

PROJECT NAME: Sipko/Good Yc and Subdiv

PROJECT STATUS: NEW X OLD       

REPRESENTATIVE PRESENT: Scott Bruchholz (Roger Ferris Office)

MUNIC REPS PRESENT: BLDG INSP. ?  
FIRE INSP. Rob  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Two lot minor sub. + Yc change 61-1-17.2 Sipko.
- add well locations (2x exist) + 1 new. 61-1-14.1 Good
- buildable area for new lot
- fill road ded.
- Slope re buildability.
- N-Y - need fill buildable.

4MJE91 pbwsform



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.  
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400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF NEW WINDSOR P/B # 96 - 26  
WORK SESSION DATE: 6 MARCH 96 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Full later  
PROJECT NAME: Good/Sipko YL  
PROJECT STATUS: NEW X OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: Mr. Mrs Good YL change  
MUNIC REPS PRESENT: BLDG INSP. VAC  
FIRE INSP. Rich  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

\* Sipke lot line change

4MJJE91 pbwsform

11 2 2 2 11

17. TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Chg. ☒ Site Plan ☐ Spec. Permit ☐

1. Name of Project Lot Line Change & Subdivision of Property for Sipko & Goral
2. Name of Applicant William Sipko, Harry Goral Phone \_\_\_\_\_  
Address see subdivision  
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record see subdivision Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan Roger J. Ferris Engineering & Surveying, P.C.  
Address 16 Robert St. Middletown N.Y. 10940  
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting Roger J. Ferris, L.S. Phone 343-2511  
(Name)
7. Project Location: On the west & east side of Lake Road  
(street)  
\_\_\_\_\_ feet of see subdivision map  
(direction) (street)
8. Project Data: Acreage of Parcel 5.14 Zone R-4  
School Dist. Washingtonville
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y N ☒

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 61 Block 1 Lot 14.1 & 17.2

11. General Description of Project: Lotline change & two lot  
subdivision

12. Has the Zoning Board of Appeals granted any variances for this property? - yes ✓ no.

13. Has a Special Permit previously been granted for this property? - yes ✓ no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

5<sup>th</sup> day of October 1996

William J. Sipko  
Applicant's Signature

Rory B. Loo

Notary Public

SCOTT D. BUCHHEITZ

NOTARY PUBLIC

STATE OF NEW YORK

QUALIFIED IN SULLIVAN CO. EXP. 7/5/96

NO. 91BU4936994

TOWN USE ONLY:

RECEIVED OCT 12 1996

96- 26

Date Application Received

Application Number



RECEIVED OCT 12 1996

PROJECT I. D. NUMBER

617.20

SEQR

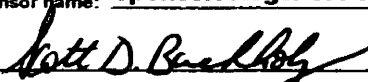
Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <b>William Sipko, Harry Good</b>		2. PROJECT NAME <b>Lot Line Change &amp; Subdivision for Sipko &amp; Good</b>	
3. PROJECT LOCATION Municipality <b>Town of New Windsor</b>		County <b>Orange</b>	
4. PRECISE LOCATION (street address and road intersections, prominent landmarks, etc., or provide map) <b>located on Lake Road near the Blooming Grove Town Line</b> <b>Tax Map: Section 61, Block 1, Lots 14.1 &amp; 17.2</b>			
5. IS PROPOSED ACTION <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <b>Changing the lot lines between two residential properties that adjoin each other and creating one new residential lot on the remaing lands of 17.2.</b> <b>Property currently has an two existing dwellings one is located on Tax Lot 14.1 and one located on Tax Lot 17.2.</b>			
7. AMOUNT OF LAND AFFECTED: Initially <b>5.1+-</b> acres    Ultimately <b>5.1+-</b> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input checked="" type="checkbox"/> Other Describe: <b>Mostly a residential area with some fallow field.</b>			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <b>sponser: Roger J. Ferris Engineering &amp; Land Surveying, P.C.</b> Date <b>October 8, 1996</b>			
Signature 			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☒ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

No

C4. A community's existing plans or goals as officially adopted, or a change in use of land or other natural resources? Explain briefly:

No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

None

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

None

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

None

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?

☐ Yes ☒ No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☒ No If Yes, explain briefly

## PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant.

Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible officer in Lead Agency

Title Of Responsible Officer

Signature Of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

96 - 26  
RECEIVED OCT 12 1996

"XX"

APPLICANT'S PROXY STATEMENT  
(for professional representation)

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

William Sipko, Harry Good, deposes and says that he  
(Applicant)

resides at Mr. Good's -126 Lake Road, Mr. Sipko's Lake Road  
(Applicant's Address)

in the County of Orange

and State of New York

and that he is the applicant for the

Lot Line Change & Subdivision of Property for Sipko & Good  
(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized Roger J. Ferris Engineering & Land Surveying, P.C.  
(Professional Representative)

to make the foregoing application as described therein

Date: 10/8/96

Harry B. Good  
William J. Sipko  
(Owner's Signature)

Francis Mentini  
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

If Applicable "XX"

TOWN OF NEW WINESBOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- \*2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- \*2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

\*If applicable.

13. ✓ Name of adjoining owners.
14. ✓ Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. ✓ Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. ✓ Show any existing waterways.
- \*25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26.        Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\*If applicable.

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. \_\_\_\_\_ Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
37. \_\_\_\_\_ A Disclosure Statement, in the form set below must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.


"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By:   
Licensed Professional

Date: Sept. 20, 1996